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Part V

Rainbow Community Plan

San Diego County General Plan-1990

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Chapter 1 — Plan Elements

Plan Alternatives	V-3
Residential Element	V-3
Agricultural Element	V-4
Multiple Use Element	V-5
Valley Reserve Element	V-6
Greenbelt Element	V-6
Commercial Element	V-6
Industrial Element	V-7
Parks and Recreation Element	V-7
Circulation Element	V-7
Flood Control Element	V-7
Public Facilities and Community Services Element	V-8

Chapter 2 — Implementation

Zoning	V-11
Agricultural Preserves and Easements	V-11
Capital Improvements	V-11
Specific Recommendations	V-12



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Introduction

The Rainbow Community Plan is hereby amended by adding the following:

It is specifically the intent of the Rainbow Community Plan that the plan be a guide to the zoning of property in Rainbow, but it is not intended that the plan map be a zoning map, that in fact the existing zoning ordinance for the rural areas does not contain the best zones for Rainbow. It is the intent of the Rainbow Plan that the County adopt a zoning ordinance amendment that will place less emphasis upon the lot size and much more emphasis upon the slope of the land and the actual soil and sub-surface conditions. A zoning map, consistent with the Community Plan, conforming in general to the land uses shown on the plan map, and compatible with the objectives, policies, and programs specified in the Community Plan, has been prepared and will shortly be submitted to the Planning Commission and the Board of Supervisors. It is intended that this compatible zoning map shall be the basis of the physical development of the community, subject to the social and economic goals expressed in the Community Plan. It is intended that at the time of any rezoning application subsequent to the adoption of the initial compatible zoning map that the County shall consider not only the general land use allocation on the plan map but also the goals and objectives of the Rainbow Plan, the topography, access, existing land use in the vicinity, and actual availability of all public services relative to the site in question. It is intended that Rainbow in order to achieve its goals, is to develop in accordance with the plan on a phased basis and that rezoning and sub-division approvals will not proceed at a pace that will seriously overtax the abilities of the community to provide adequate access and public facilities. However, the phrase "rural atmosphere" as a goal shall not be construed to limit development of those areas declared by the Community Plan as suitable for medium low density development and designated by the plan map as Planned Residential Development and as Valley Reserve.

It is the intent of the Rainbow Community Plan that the map shall show the general outline of the various land-use allocations. The boundaries are not intended to be precise and a reasonable transitional use of properties located at the juncture of the various allocations is encouraged. In the case of properties lying partly within one

allocation and partly within other allocations it is the intent that the property could be construed to lie wholly within any of the allocations designated on the property, based on the facts in the individual case and based on the goals and objectives of the Community Plan.

The Rainbow Community Plan is not intended to regulate each individual parcel of land. Lands containing less than five acres in size are intended to be examined based on the individual merits of the case. The zoning or approved tentative maps on such parcels may permit or require either greater or less density than the specific density shown on the map if the Board of Supervisors finds that such zoning or approved tentative map would be in conformance with the goals, objectives, and programs of the Rainbow Community Plan.

The Rainbow Community Plan map designates certain lands in either a general or specific manner for public facilities. Some of these parcels have already been acquired by the appropriate public agency. It is the intent of the plan that these sites be retained for the public use so designated. Some of the sites are presently in private ownership. It is the intent of the Rainbow Community Plan that the appropriate public agency acquire and develop public facilities in the general vicinity of the area designated on the plan map. It is recognized, however, that the appropriate public agency may not have sufficient funds to acquire all of the sites immediately for facilities which are expected to be required when the population of Rainbow reaches 6,000. It is the intent of the Rainbow Community Plan that all public agencies will be notified prior to the approval of any proposal by a property owner to develop or use any land designated for public facility use. It is intended that the public agencies will be given a reasonable period of time to acquire the property for a public use prior to the approval of any development proposal. It is further the intent of the Rainbow Community Plan that in the event the public does not acquire the land within this reasonable period of time that private development is to occur based on the land-use allocation shown on the map. In the event that no land use, other than a public facility is shown for the property, the land use permitted should be based on adjacent land-use designations and the goals and objectives set forth in the Plan.

Journal

1. The first part of the journal is a list of the names of the people who were present at the meeting. This list is followed by a description of the meeting and the topics that were discussed.

2. The second part of the journal is a list of the names of the people who were present at the meeting. This list is followed by a description of the meeting and the topics that were discussed.

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Chapter 1

Plan Elements

Plan Alternatives

Many alternatives were studied by the Citizens' Committee before a Plan was recommended by the committee which would best implement the community goals. The following discussion is a basic analysis of the various concepts that were examined.

Agriculture Vs. Homesite

The community goals stress a need for a Plan to retain and enhance Rainbow's present rural residential atmosphere. Presently, the area exists as an agriculturally oriented, rural residential community. Therefore, the Plan had two very basic inputs: a need for agricultural land for future crop production and a need for residential land for future rural homesites. In the design phase of the Plan it became apparent that in order to emphasize agriculture, residential development would need to be minimized. Conversely, future residential development could only be emphasized by minimizing agriculture.

Based on favorable soil conditions, accessibility, climate, steepness of slope and availability of water, it became apparent that there were three alternate concepts that could be followed in the preparation of a Plan for this rural community:

Emphasize residential homesites

Emphasize agriculture and rural open space activities

Plan a balance between land for homesites and land for rural open space activities including agriculture

Several alternative plan designs were studied and analyzed for each of these concepts. After much study, the concept of a balance between land for homesites and land for agriculture and other rural open space uses was selected as most desirable for Rainbow's future.

The process by which a balance was obtained is of note in that it typifies the flexibility of planning for a rural area when the true range of the community's goals and objectives is acknowledged. There were some members of the community who desired maximum homesite availability and others desired the community to remain primarily agriculturally oriented. A workable compromise was obtained by defining agriculture as including a mixture of larger rural homesites in conjunction with agriculture.

Alternative Land Use Patterns

Having established that the Plan was to achieve a balance between people, farm land and other open space activities, several additional alternative plans were designed and studied in detail. From this study phase came three alternative plan designs each illustrating an alternative land use pattern based on the concept of providing for both future homesites and future rural open space uses including agriculture. These three alternatives were submitted to all governmental agencies for their comments, as well as to the membership of the general committee. As a result of the comments received, the Plan as printed in this document was the final selection.

Residential Element

(See Compatibility Matrix on Page V-10)

In keeping with the basic overall goal of the Plan to retain and enhance the rural residential atmosphere of Rainbow, the overall residential goal is to have sufficient housing "to accommodate a population of 6,000 by the year 1990 at a density that will not overtax public facilities nor reduce the quality of existing residential areas." Orderly residential development should be encouraged while recognizing that the need will exist for the extension of public utilities such as sewers in higher density areas.

Preservation of the natural terrain is strongly encouraged and all extensive or severe grading for homesite development should be avoided. A variety of housing types is encouraged, such as: medium density mobile home parks of at least 15 acres in size with a maximum density of 6 units per acre; very low density residential development to be reserved for the hills and their slopes; and relatively higher density development in the central valley area. Rural estate or country home style of development should be encouraged throughout the entire planning area. The Community Plan envisions two types of residential uses. These residential uses are designated Rural Residential and Planned Residential Development (PRD).

Rural Residential

Land designated rural residential is intended to be used for very low density with development limited to single family detached houses which blend into the rural atmosphere. Overall density in areas designated for this type development would range from one to ten acres per dwelling unit depending primarily upon the amount of land required for septic tank leach fields. Development would typically be in conjunction with some form of agricultural crop production, which would tend to assure the overall low density.

The most desirable homesite would combine a rural residential life-style with avocado or citrus crop production. Rural residential type development is particularly well suited for the moderately sloping hillsides and the irregular terrain outside the central valley floor.

Planned Residential Development

This category envisions medium low density development limited to single family detached dwellings with a maximum overall density of 6 dwelling units per acre. This category is designed for cluster housing and mobile home parks. All such medium low density developments with overall densities of 4 or more dwelling units per acre would be limited to building site areas of 15 acres or greater. In addition, under the planned residential development (PRD) provisions, a more flexible and desirable development pattern could be achieved while retaining the same overall density of 6 dwelling units per acre.

In an effort to utilize the greenbelt concept, the developer would be required to make suitable provision for preserving watercourses, wooded

areas, irregular terrain and similar natural features and amenities in order to retain a harmonious relationship with the rural surroundings. PRD type of development is particularly suited for areas with easy access to the proposed freeway and to Rainbow Creek and its tributaries.

Agricultural Element

(See Compatibility Matrix on Page V-10)

In light of several of the community's primary goals, the inclusion of agriculture is fundamental to the objectives of the Rainbow Plan. Agriculture is currently the largest, most wide spread land use in the entire planning area and is the basis for the economy. It follows then, that to meet the community's basic overall goal of planning for the future in a manner so as to retain and enhance its present rural atmosphere, agriculture must continue to exist as a major influence on the community in the future.

The overall agricultural goal is "to encourage the reservation of land for agricultural uses including residences related to such agricultural uses." Another twofold primary goal of the Rainbow Plan is "to keep the area as rural as possible and to attract retired people as residents."

The continued growth of agriculture as the mainstay of the area's economy will help retain acreage in crop production. Retirees are being attracted to small acreage homesites in rural areas where they may supplement their retirement income with limited agricultural crop production on their own land. Currently, the two major crops of the area are citrus and avocado. It is expected that these high-valued tree crops will continue to play an important role in Rainbow's future.

Light Agriculture

This land use category envisions areas specifically designated for light agricultural crop production. In general, these areas will be found where agricultural production is most suitable as shown by existing crop production or where vacant land exists with favorable soil conditions for future agricultural production to the extent that it would be economically feasible. In addition, horse ranches and small scale animal specialty farms would also be appropriate within those areas where they would be compatible with their immediate surroundings. However, dairies, hog farms, poultry ranches and feed lot operations would be specifically excluded.

Multiple Use Element

(See Compatibility Matrix on Page V-10)

The Plan designates several areas totalling approximately 720 acres specifically for light agricultural use. The majority of this acreage is cultivated and now in production. It is anticipated that there eventually will be considerably more than 720 acres in agriculture. Many of the areas designated as multiple use on the Plan are particularly well suited for agricultural crop production. It is expected that a substantial number of landowners will choose to turn their vacant holdings into agricultural use.

There are two large areas designated for multiple use which hold exceptional potential for agriculture. One is the high plateau in the north-eastern portion of the planning area totalling about 600 acres. Another large area is in the southern portion of the planning area along both sides of Rice Canyon Road.

Heavy Agriculture

The Rainbow Plan does not designate areas for heavy agricultural use due to the intensive and often obnoxious nature of such uses. Therefore, heavy agriculture is neither anticipated nor desired in the Rainbow valley area as a general rule. However, if a demand does occur in the future, heavy agriculture should be allowed if specific criteria are followed in determining the location of this type of agricultural operation. In general, those relatively flat remote locations suitable for light agriculture could be used for heavy agriculture. In addition, certain areas within the multiple use designation could allow certain heavy agricultural uses if they were well away from concentrated residential areas.

In every instance, rezoning to heavy agriculture after public hearings will be required. It is intended that the Rainbow Plan Committee would review such proposals and make recommendations to the County as to the appropriateness of this use. This type of operation would be completely excluded from the central valley floor area which is anticipated to be the most populated residential area. Generally, the most suitable location for such operations would be well away from residential areas on somewhat flat land with adequate access.

The intent of the multiple use category is to allow for maximum rural land use flexibility. This category would allow the future development of many alternative rural area activities. Included in the multiple use category are all those agricultural uses as defined in the light agriculture designation as well as rural recreation activities and extremely low density residential homesites.

The rural recreation land use alternative of multiple use is designed for areas that are particularly well suited for recreational activities usually not provided by public agencies. Examples of such uses are nature resort areas, leisure resorts, recreational areas, health spas, wildlife areas, riding clubs, and nature reserves.

Other uses as envisioned in the future would also be allowed as the demand for leisure time activities and recreation space away from the urbanized area increases. However, all uses which would tend to create noise, odors, and/or aesthetic problems would be excluded. In general, the areas best suited for these uses will be those relatively flat accessible pockets of land which are somewhat removed from the major concentration of proposed residential development.

Much of land in those areas designated multiple use has severe geographical limitations such as steep slopes generally in excess of 25% gradient and areas of extreme rock outcropping. These areas of irregular topography tend to substantially limit development of any kind as well as add a form of natural amenity to the existing character and identity of the community. Within these overall areas, however, very low density residential homesites would be allowed on flat accessible pockets of land.

Homesite development would be limited to those which could blend into the natural landscape and not visually destroy it with extensive cuts and fills which create unnecessary scarring, and which could result in earth slides or fire hazards. Due to the large amounts of irregular and undevelopable land which is an aesthetic asset to the community, overall residential densities would remain extremely low.

Valley Reserve Element

(See Compatibility Matrix on Page V-10)

The area designated valley reserve covers approximately 600 acres of the central valley floor which is presently under a building permit ban due to poor soil conditions and/or a high groundwater table. Due to the severity of the problem, the restricted area has been reserved for a future development district of increased residential densities along with recreational and community service areas augmenting the increased population.

Until such time as the development ban is lifted, this area should be used for the highest and best uses not necessitating additional or expanded leach fields. Currently, the most appropriate use would be a continuation and expansion of light agriculture, particularly nursery crop production.

Greenbelt Element

The areas desirable for an open space system are the creek beds, wooded areas and other areas with similar natural amenities. In addition, an open space system for hiking and equestrian trails is possible on portions of the water aqueduct and road system rights-of-way within the planning area. Those areas that are designated greenbelt would also allow other uses on any one parcel of land provided an open atmosphere is retained.

Commercial Element

In order to preserve and enhance the present rural residential atmosphere of Rainbow, the "strip" approach to commercial development should be avoided and discouraged. Instead, concentrated commercial areas or "centers" should be encouraged to meet the everyday needs of Rainbow's projected population of 6,000 people by 1990. Proper location, adequate size, sufficient off-street parking and visual attractiveness should characterize all the commercial areas of Rainbow.

All commercial development should take into consideration such requirements as underground utilities, sign controls and proper landscaping with trees and shrubs to soften the structures and parking areas. These design considerations for Rainbow's commercial areas will provide an aesthetically pleasing atmosphere that adheres to the overall community goal.

Local Services

Any concentration of commercial services should be located on the community's major collector streets to protect against potentially incompatible land uses being located within the residential areas. In general, a ratio of approximately 3 acres of commercial services should exist per 1,000 population. At this ratio the existing commercial land use should permit sufficient service to the community for the next 5 to 10 years. After this period, new commercial activities should occur only as it would be economically feasible to serve the additional population. The timing of such a need will be determined by the ratio of future growth. For example, certain commercial facilities could be included as an integral part of a development plan such as a large mobile home park which would create a sudden demand for additional convenience facilities.

Highway Services

Highway services are those commercial services which exist for the convenience of the highway motorist and travelling public in general. Normally, these highway oriented commercial services provide little, if any, services to the local community. These service areas could include facilities such as motels, gas stations, restaurants, automobile storage areas and commercial recreation facilities.

The Plan designates the two existing locations where highway service facilities are currently serving the motoring public. One of these commercial sites, as noted on the Plan, also provides local service facilities. This site is located at the intersection of 5th Street and Interstate 15 and should be considered as a joint local and highway service area.

The exact location and precise design of the freeway interchanges planned for the Rainbow planning area have not been determined. It is therefore premature to indicate any additional future sites for freeway-oriented commercial facilities. It is the intent of this Plan that the commercial element will be revised as soon as possible after construction of the freeway has been started and that all freeway interchange sites will be studied for appropriate uses.

Industrial Element

Agriculture is anticipated to continue as the community's predominant economic enterprise. The goal for industrial development encourages only those industrial type uses which would be of direct service to a residential-agricultural community while prohibiting any uses which create noise, smoke, odors, heavy traffic or other objectionable nuisances. Land uses envisioned as being acceptable would include temporary small-scale sand and gravel extraction; concentrated outdoor equipment and automobile storage if properly screened, landscaped and away from residential areas; and light manufacturing uses.

Although the Plan map does not show any specific location of these potential uses, if the demand arises, they should be allowed based on the criteria described above.

Parks and Recreation Element

The rural nature of Rainbow and the openness of its agricultural areas provides an atmosphere of quiet relaxation which surpasses most urban recreation areas. All communities have a need for both active and passive recreational opportunities. Some give preference to active recreational areas such as ballfields, and playgrounds while others provide areas for passive pursuits such as scenic resting areas, nature walks, equestrian trails and picnicking areas. Rainbow is blessed with a wealth of passive recreational opportunities.

Due to the proportion of Rainbow's adult age population, the community goals call for a broad range of recreational opportunities weighted toward those which are passive. As a rural community, most of the residents enjoy an openness either on their own property or from adjacent properties which still exist in their natural open state. This factor plays an important role in meeting the recreational needs of the Rainbow area's population.

The community goals envision a future, centrally located community park site which might be developed within one of the valley's wooded groves found along the creekbed. Also part of the recreational goals is the consideration of a par 3 golf course within the area now under a building ban. The location of both of these facilities within the area designated greenbelt on the Plan will assist in achieving an open atmosphere. The

playgrounds of the Vallecitos School site are presently available for team sports and other afterschool recreation activities and it is intended that this should continue to be the case.

The Plan goals also envision the development of a system of trails exclusively for horseback riding and hiking which would become part of the greenbelt open space system. These trails should be designed so that they lead to specific points of interest and provide a network of non-vehicular byways upon which to travel within the community. Portions of the water aqueduct and road rights-of-way which could serve as a system of trails have been designated on the Plan as part of the greenbelt system. In conjunction with this trail system an equestrian center should be considered as a site to rest and water horses, and conduct horse shows.

Circulation Element

The basic overall circulation goal is to develop a balanced and convenient system of roadways that will meet the present and projected traffic needs of Rainbow. Currently, Interstate 15 (formerly U.S. 395) runs in a north-south direction through the western portion of the study area. When the new freeway is completed old Highway 395 will become a frontage road. The collector roads, those roads feeding into the major routes, are Rainbow Valley Boulevard and Rice Canyon Road. Local roads, or those roads that serve the local residents, are First Street, Second Street, Fifth Street, Eighth Street, Huffstatler Street, Camino Rainbow and Rainbow Heights Road.

The major considerations in developing a balanced and convenient circulation system are: 1) upgrading heavily traveled dirt roads consistent with their use; 2) providing setback and off-street parking requirements to insure adequate room for expansion of existing and new streets; 3) developing road patterns that will follow the natural contours of the valley wherever possible and 4) providing a system of byways or trails for pedestrian and equestrian travel throughout the area using portions of water aqueduct and road rights-of-way wherever possible.

Flood Control Element

The Rainbow Community Plan envisions effective flood control measures while at the same time maintaining the beauty of natural creek channels wherever possible. Existing conditions and eleva-

tions should be the basis for determining the precise location of all channels. The agency that promotes flood control projects throughout most of the County is the San Diego County Flood Control District. However, since the community of Rainbow is outside of the District, this agency has neither the authority nor the funds to plan or implement any flood control project.

Although Rainbow does not have a flood control program, the Community Plan and flood control goals within the Plan will be a major step in formulating a desirable flood control program. The flood control goals are: 1) Preservation of natural channels for flood control by allowing the land along major channels to be used only by those uses which would not be seriously affected by occasional flooding such as agriculture, riding and hiking trails and other recreational uses; 2) Provision of water holding areas or check dams where there is enough available space; 3) Construction of riprap or concrete flood channels only in areas where the restrictions of natural grade and the intensity of a flood would make it advisable to protect habitable structures, such as the creek bed between Rainbow Valley Boulevard and Huffstatler Street; 4) Limit construction in the flood hazard areas to buildings and structures that are in conformance with the Community Plan.

A flood control program is needed in Rainbow and the formulation of these goals is the first step in that direction. The Plan map indicates the existing central valley floodplain as part of the open space greenbelt system.

Public Facilities and Community Services Element

Schools

Realizing the value of a good education, the citizens of Rainbow want to maintain a high level of public education and physical school improvements that will serve not only the educational needs of the young but those of adults as well.

Vallecitos Elementary School began instruction in 1885 and is one of the oldest continuous elementary schools in the County. Since its beginning, the school has served the community of Rainbow as both a local educational center and

a part-time civic center. The Vallecitos School operates nine educational levels, kindergarten through the eighth grade. The school is situated on a 10 acre site which should be sufficient to serve up to 530 students. Today the school has a total enrollment of approximately 160 students.

More classroom space is required because at present there are some classrooms that contain two grades. No additional school site is shown on the Plan since it is not anticipated that growth will be sufficient within the next 10 years to warrant expenditure of school funds for this purpose. However, when the Plan is updated in five years the projections should be reevaluated to determine school needs.

High school age children in Rainbow attend Fallbrook High School which has approximately 1,200 students. Palomar Junior College is located in the area for students desiring to further their education beyond high school. In addition, within the San Diego metropolitan area there are many fine colleges and universities, also available.

Police and Fire

The citizens of Rainbow receive police protection from the County Sheriff. Fire protection is provided by a County service area tax, with support from volunteer firemen. The State Department of Forestry operates the Red Mountain Fire Station which is located about two miles southwesterly of central Rainbow valley and provides additional protection. Aid for fire control backup is also readily available from the neighboring community of Fallbrook.

Although the County service area covers only one-third of the planning area it includes almost all of the populated area. The area within this district covers about 80% of that portion of the planning area anticipated for future population increases. It is recommended that as development occurs to a significant degree outside this area, the district should expand.

Water

Water service for the community of Rainbow is provided by the Rainbow Municipal Water District. The RMWD has stated that existing water mains and other facilities are adequate to meet the maximum proposed development in Rainbow. Waterlines in Rainbow presently follow street patterns in the valley floor and expansion of these

would be by the developer at his own expense. RMWD owns several small water facility sites in the area and it does not plan to greatly expand or acquire additional sites.

Sewer

All communities which have concentrated populations are faced with the need for an adequate sewage disposal system in order to preserve proper health and sanitation. The community of Rainbow is no exception to this general rule. At the present time, the entire planning area relies upon septic tanks for the disposal of sewage, except a package treatment plant that serves a mobile home park. However, the high water table of the valley floor has resulted in a building ban in certain areas due to the poor percolation qualities of the soil that rule out the installation of additional septic tank systems.

It is anticipated that the proposed low density areas designated on the Rainbow Plan will continue to utilize septic tank disposal systems for the foreseeable future. The area presently under the building ban, however, will eventually have to be sewered when it becomes economically practical to do so.

Inasmuch as Rainbow is presently in its early stage of development, it is not economically possible to establish a sewer system for the entire valley at this time. Clearly, all the areas of the valley would not and should not be served with sewers. Instead, the sewer system should be designed on the basis of need and in such a manner that it could be extended to conform to the Community Plan, when needed in the future. At least one existing or proposed residence or commercial building should be served by every 200 feet of sewer in any initial sewer installation in presently developed areas.

Gas and Electric

The community of Rainbow is served by the San Diego Gas and Electric Company. Within the Rainbow planning area, San Diego Gas and

Electric has its own gas compressor station together with two major transmission lines. Presently, the Company is negotiating for a major electric transmission line right-of-way, 300 feet in width, near the eastern and northern boundaries of the planning area.

Medical Facilities

Presently there are no medical facilities or practicing physicians in Rainbow but they are readily available in the neighboring community of Fallbrook. Fallbrook also contains a general hospital which is currently expanding to a 54 bed capacity. This capacity should be sufficient to serve a population of 21,000 and thus serve the Fallbrook-Rainbow-Bonsall area for at least the next 10 years. In addition, the San Diego Metropolitan area contains several large hospitals and clinics.

Conservation Camp

The State Department of Forestry operates a Conservation Camp in the northeast section of the Rainbow planning area. It is a minimum security penal institution and it is the belief of the State Department of Forestry that the number of visitors and adjacent residents should be kept low to prevent problems.

Civic Center

The local Grange Hall has been used for many years as a community meeting place. An alternative meeting place has been the classroom of the Vallecitos Elementary School, however the school is not always available for such a use. The Grange Association has generously allowed community groups to use its meeting hall. Such a meeting facility is a vital part of any small community. The Grange Hall has served, in effect, as a form of "civic center" and its importance as such must be recognized. An available community facility such as this will continue to be needed in the future.

COMPATIBILITY MATRIX

ZONES	LAND USE CATEGORY				
	Rural Residential	Planned Residential Development	Light Agriculture	Valley Reserve	Multiple Use
A-1(1)	*	*	●	*	●
A-1(2)	○	*	●	*	●
A-1(4)	○	●	○	○	*
A-1(8)	○	●	○	○	○
A-2(4)			*		*
A-2(8)			*		*
A-3(4)			*		*
A-3(8)			*		*
E-1	*	*	●	*	
E-1-A		*			
E-1-B	○	*	●	*	
E-1-C	○	*	*	○	*
E-2-B					
R-1-15		*			
R-1		●			
R-1-A					
R-1-B		●			
R-2					
PRD	● (1)	○ (6) ● (8)			
LCA	*	●	*	*	*
T-2		*		○	*
T-4		*		○	*
T-8		*		○	*
T-20		*		○	*

PRD () Indicates maximum dwelling units per gross acre of the PRD designation.

- ☐ Those zones that are highly compatible with the intent of land use category and should be encouraged
- ☒ Those zones that are generally compatible with the land use category
- ☒ Those zones that could be found to be compatible by the Planning Commission or Board of Supervisors under unusual or abnormal circumstances but generally are not compatible
- ☐ Those zones that are not compatible with the land use category.

Chapter 2

Implementation

The Community Plan is NOT a zoning ordinance. It does not regulate any particular piece of property. Instead, it is a positive statement of the type of community Rainbow should be, based on the goals as established by the Citizens' Committee. Zoning is one tool that can be used to implement portions of the Plan. The Community Plan will serve as a guide in the use of this tool, but the Plan does not imply that any one specific zoning classification be uniformly applied to each of the land use designations shown on the Plan.

Zoning

Although the Community Plan is not a zoning ordinance, one of the basic tools for implementing the Plan is zoning and the relationship of this Plan to future rezoning activity should be understood.

An example should serve to illustrate how the Plan could be utilized to influence zoning proposals. Much of the land outside the central valley is designated "Multiple Use." Within this area one property owner may desire to establish a large avocado grove, another owner may have a five acre parcel that is relatively flat and accessible in an otherwise steep area, and he desires to divide it into two or three parcels for residential purposes. In each instance the particular use desired is compatible with the multiple use concept, yet the acreage requirements are obviously different. In the case of the avocado grove, a large acreage would be required to enable the property to qualify as an agricultural preserve. In the other instance a zoning classification that requires a one acre minimum lot size would accommodate the proposed use and still be in conformance with the Community Plan. Thus, the required zoning for these two parcels would differ significantly although both are designated multiple use. However, if a commercial or high density zone classification were requested, which

if granted would require expensive public facilities to be paid for and maintained by the public, such a proposal would be in conflict with the intent of the Plan.

Agricultural Preserves and Open Space Easements

Recent state legislation has recognized that more positive action is necessary to supplement zoning if plans for the rural areas of California are to be implemented. The County has established procedures that enable communities and property owners to protect these rural areas from the high taxes which inevitably result when scattered urban development occurs. Two major tools that can be utilized to this end are agricultural preserves and open space easements. The County has procedures for establishing agricultural preserves and it is recommended that the County establish similar procedures to facilitate the use of open space easements. Establishing preserves and utilizing open space easements for the lands designated agriculture and multiple use on the Plan will accomplish two important objectives.

It will assure that scattered urban development will not occur.

It will assure that those property owners who voluntarily sign agricultural preserve contracts or offer open space easements will be taxed on the basis of the way their land is used, rather than on its potential use sometime in the future.

Capital Improvements

The Plan intends that only a limited level of urban type facilities which are particularly appropriate for this rural area's anticipated growth be provided. There will be few, if any, additional local roads needed in the area. Additional private

roads will have to be developed and maintained by the individual landowners from their property to the established road network. The Rainbow Municipal Water District has established a network of water lines and related facilities which are presently adequate to meet the water demand for Rainbow's ultimate growth. When there is sufficient population, a network of sewer lines will be required within the valley floor area. In addition, pumping facilities would be required to transport wastewater to a point that would permit gravity flow into the San Luis Rey Basin where District treatment facilities presently exist.

The greenbelt-open space concept of an intra-community trail network can be implemented at little if any cost to the local residents through the use of the portions of the First and Second San Diego Water Aqueduct easements, and the use of portions of the County road network rights-of-way. The cost of acquisition of a community park site when the population warrants may be shared by federal, state and local agencies. Construction costs for flood control channeling may be substantial but may also be distributed among federal, state and local agencies with the greatest portion being covered by state and federal funds. One or two classroom facilities will also be needed for the Vallecitos Elementary School in the near future.

The Plan specifically intends that urban levels of service will not be provided in the areas designated rural residential, multiple use and agriculture. There presently are no sewers, or sidewalks in these areas. Installation of these types of facilities would be a wasteful application of local tax funds. People who will live in such areas in the future should be advised that they are selecting a rural life-style.

Recreation will be farm-oriented with no local parks within easy walking distance; the local roads are to be rural roads and will not be designed to carry heavy traffic. Schools will not be within walking distance nor will churches or other semi-public activities. Septic tanks will be required since sewers will not be available.

Specific Recommendations

Recommendation 1

The community should endorse the County policy of converting the land presently zoned LC (Limited Control Zone) to more precise zoning

based on the adopted Plan. As required by state law, this rezoning will be a separate procedure following the adoption of this Plan and will require special notice to all property owners of official public hearings by the Planning Commission and Board of Supervisors.

Recommendation 2

The County should establish agricultural preserves on all land shown as agriculture or multiple use on the Plan wherever and whenever eligible property owners within these areas request such preserves.

Recommendation 3

In order to best implement the open space portions of the Plan; the County should establish procedures that would enable private property owners to offer open space easements to the County and thus have their land assessed for this use in the manner provided in the recently adopted State enabling legislation regarding Open Space Easements.

Recommendation 4

The County should initiate the rezoning of all property shown on the Plan as rural residential to the A-1(1) Agricultural Zone which allows future rural residential homesites as small as one acre in size.

Recommendation 5

The County should initiate the rezoning of all property shown on the Plan as planned residential development and valley reserve to the T-2, Temporary Zone which has as its intent that the land be used for urban purposes in the future, although it is premature to designate specific uses at this time.

Recommendation 6

The County should initiate the rezoning of all property shown on the Plan as multiple use and light agriculture to the A-1(8) Agricultural Zone, which allows future agriculture or rural residential homesites as small as eight acres in size. However, at the time of this rezoning, areas that are relatively flat and accessible and with no potential for agriculture should be zoned to permit lots as small as one acre if the soils will permit leach fields on a lot of this size.

Recommendation 7

The County should adopt an amendment to the zoning ordinance creating a Planned Residential Development Zone. This PRD Zone should be applied to those lands designated on the Plan as potentially suitable for planned residential development. This rezoning should occur only at the time the owner is ready to develop his property, and it should remain T(2) until then.

Recommendation 8

No rezoning to a density greater than one dwelling unit per two acres should be permitted unless the areas so rezoned are annexed to the fire district.

Recommendation 9

The County should take all actions legally possible to prevent speculative zoning by rezoning all land back to its original zone unless the land is developed within a reasonable period of time.

Recommendation 10

The citizens of Rainbow should initiate the necessary steps for joining the San Diego County Flood Control District. As part of this district a comprehensive flood control program should be prepared which stresses the greenbelt concept of open space in those areas subject to inundation. Riprap or concrete channeling should be used only where it is necessary to protect existing development.

Recommendation 11

The County should initiate the rezoning of all property lying within the flood plain to an agricultural zone and should apply the new FP, Flood Plain Overlay Zone on the basis of the recommendations of the proposed flood control program. Preliminary studies by the County show the need for grass-lined channels extending generally from First Street and the aqueduct through the valley along Rainbow Creek to Interstate 15. In addition, structural protection is recommended between Huffstatler Street and Rainbow Valley Boulevard.

Recommendation 12

The County should adopt an amendment to the zoning ordinance establishing a Planned Commercial Zone which would place the emphasis

upon standards of development rather than uses permitted. This zone should be applied to all future commercial zoning in Rainbow. The ordinance should establish standards for setbacks, curb cuts, signs, parking and landscaping as set forth in the Rainbow goals. A special committee of landowners and community planners should be established to work with the County in the drafting of this new legislation.

Recommendation 13

The citizens of Rainbow should initiate proceedings to establish a County service area or some other appropriate governmental agency that would have the authority to provide all additional desirable community facilities. It is recommended that a community park be considered within the area shown on the Plan as greenbelt. A particularly well-suited, centrally located site would be in the vicinity of the intersection of Fifth Street and Rainbow Creek where some of the finest stands of mature trees in the valley exist.

Recommendation 14

The County should take all necessary actions to require owners of existing commercial storage areas to provide walls or landscaping necessary to enclose these activities.

Recommendation 15

The school district should be encouraged to take all possible actions that would permit continued after-hour use of school grounds and facilities.

Recommendation 16

All special districts should be encouraged to utilize this Plan as a basis for advance acquisition of land prior to its need and as a basis for installation of necessary public facilities.

Recommendation 17

Attractively designed signs should be installed at those locations on major roads where riding and hiking trails cross the road.

Recommendation 18

The County should initiate a review of the existing grading ordinance to determine if revisions can be made that would better protect the environment without seriously increasing the cost of residential development.



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Recommendation 19

In appropriate cases, special use permits for planned residential developments in Rainbow should include a requirement that adequate riding and hiking trails are to be made available.

Recommendation 20

The subdivision ordinance should be revised to require a subdivider who develops land at a density of greater than one dwelling per acre to provide park sites and open space recreation areas based on this Plan or cash in lieu thereof if a site is not required on his particular property.

Recommendation 21

The community should take immediate steps to participate with the County in establishing off-street riding trails within appropriate County road rights-of-way.

Recommendation 22

The Rainbow Plan Committee should continue to meet at least once every three months to assist in the implementation of this Plan. The Committee will be concerned with reviewing private development plans, assisting in the preparation of ordinance amendments designed to implement the Plan, and working with other groups to establish any needed governmental agency that could assure the implementation of the objectives and elements of this Plan. The Committee will review any request for lot sizes less than one acre and all requests for heavy agriculture or industrial uses.